Karen Johnson
Batch # 1224880
01/09/2025 11:47:48 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20250109-0001947

This instrument was prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024
Andrei Panfil Apruda and Alexandra Apruda, Trustees
8472 Indian Hills Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Same

MAP/PARCEL:
155 10 0A 099.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Andrei Panfil Apruda and Alexandra Apruda as husband and wife and joint trustees, in connection with the administration of their revocable living trust, now convey, release, and forever quitclaim from themselves, as married individuals, to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024 all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Being Lot No 102 on the plan of McCrory Trace Estates, as of record in Plat Book 6900, pages 720 to 723, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Aubrey Hiam by substitute Trustee's Deed from Elizabeth H. Bowling dated June 18, 2004, recorded on July 29, 2004, Instrument No. 200407290090892, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stone Steps Realty, Inc., by Warranty Deed from Aubrey Hiam dated July 30, 2004, recorded on August 11, 2004, Instrument No.200408110096997, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrei Apruda, (aka Andrei Panfil Apruda) A MARRIED PERSON, by Warranty Deed from Stone Steps Realty, Inc., dated November 30th, 2004 and recorded (in the proper county) January 13th, 2005, Instrument No. 20050113-0005029, Register's Office for Davidson County, Tennessee.

The property is commonly known as 8472 Indian Hills Drive, Nashville, Tennessee 37221.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust.

I, the above-listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Andrei Panfil Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Andrei Panfil Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 17th of December, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

JAN 29 2025

***

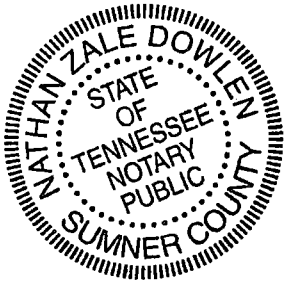
I, the above listed grantor conveys my marital interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Alexandra Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Alexandra Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 17th of December, 2024.



Notary Public
My Commission Expires:

JAN 29 2025

AFFIDAVIT

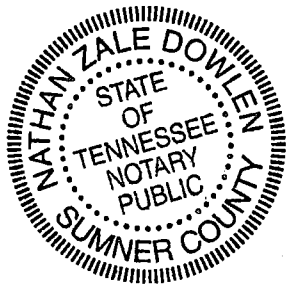
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Andrei Panfil Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Andrei Panfil Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 17th of December, 2024.



Notary Public
My Commission Expires:
JAN 29 2025

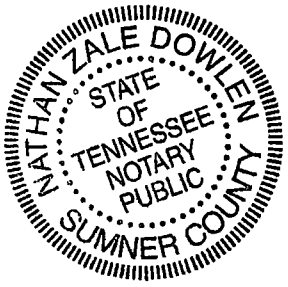
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Alexandra Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Alexandra Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 17th of December, 2024.



Notary Public
My Commission Expires:

JAN 2 9 2025

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.